

## **Conversion of Single Family Dwelling to Office (B) Occupancy December 2014**

MN licensed architect to prepare and sign construction plans. Items listed below are typical but not necessarily a complete list. Applicant to submit two copies of plans to Minneapolis Development Review for permitting.

1. Accessible route from city sidewalk to building entrance.
2. 36" entrance door with accessible hardware.
3. Accessible route throughout 1<sup>st</sup> floor. Minimum net clear opening dimension of 32" shall be provided at doors or openings to each room. Accessible hardware required at doors.
4. Less than 3000 sq. ft. of office space on other floors (total) does not require accessible route to those other floors. More than 3000 sq. ft. and/or occupant load of 30 require an elevator or lift be provided.
5. Provide a minimum of one accessible restroom on the accessible level (one unisex/gender neutral restroom ok). If other restrooms are added they are also required to comply, even if not on an accessible level.
6. Basements greater than 1500 sq. ft. require fire department openings, or are to be sprinklered. Basements less than 1500 sq. ft. do not.
7. Basements to be separated per IBC 413.
8. Architect or engineer to verify that floors used for office meet floor loading requirements.
9. Additional requirements may apply if the building will be mixed occupancy.

Zoning approval and SAC determination are required prior to the building permit being issued.